

HANEY'S ENGINEERING AND LAND SURVEYING
TBPELS FIRM NO. 10158600
P.O. BOX 1564
HAWKINS, TX 75765
PHONE 903 363-8852

Field Notes Tract 3 – 24.625 Ac.
Mund Gross Survey, A-297,
Phillip Mason Survey, A-502
Van Zandt County, Texas

Being all of that certain lot, tract or parcel of land situated in the Mund Gross Survey, Abstract No. 297 and in the Phillip Mason Survey, Abstract No. 502, being part of that 111.775 acre tract of land conveyed to Paxton Land and Cattle, LLC according to the deed recorded in County Clerk Doc. No. 2022-002823 Official Public Records Van Zandt County, Texas (OPRVZCT), said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a point for corner at the South corner of a 9.66 acre tract of land conveyed to Escobedo Sergio Francisco according to the deed recorded in County Clerk Doc. No. 2020-01087 OPRVZCT, being the most southerly southwest corner of said 111.775 acre tract, a found pk nail at the West corner of said 9.66 acre tract bears North 39 degrees 41 minutes 57 seconds West, a distance of 503.26 feet;

Thence along a northwesterly line of said 111.775 acre tract and along the southeasterly line of said 9.66 acre tract, North 53 degrees 52 minutes 42 seconds East, at a distance of 21.20 feet pass a found 6" wood fence corner post for reference, continue a total distance of 656.71 feet to a found ½" iron rod at the southeast corner of said 9.66 acre tract, being the South corner of a 19.788 acre tract (called Tract 2) (see field notes of even date herewith);

Thence across said 111.775 acre tract and along the southeasterly line of said Tract 2, North 55 degrees 10 minutes 02 seconds East, at a distance of 942.48 feet pass a set ½" iron rod with yellow cap stamped "Haney 6082" at the most easterly corner of said Tract 2, being the most southerly corner of a 18.162 acre tract (called Tract 1) (see field notes of even date herewith), continue along the southeasterly line of said Tract 1, a total distance of 1348.92 feet to a found ½" iron rod with red cap stamped "Stanger" at the beginning of a curve to the left having a radius of 1951.17 feet, a chord bearing of South 39 degrees 31 minutes 55 seconds East and a chord length of 450.25 feet, being in the southwesterly line of a 9.05 acre tract of land conveyed to Ridge Crow according to the deed recorded in County Clerk Doc. No. 2020-011682 OPRVZCT, also being in the southwesterly line of the Old Texas Short Line Railway;

Thence along the northeasterly line of said 111.775 acre tract and along the southwesterly line of said 9.05 acre tract, an arc length of 451.26 feet to a found ½" iron rod with red cap stamped "Stanger";

Thence continue along the northeasterly line of said 111.775 acre tract and along the southwesterly line of said 9.05 acre tract, South 46 degrees 09 minutes 27 seconds East, a distance of 86.87 feet to a set ½" iron rod with yellow cap stamped "Haney 6082" at the most northerly corner of a 24.458 acre tract (called Tract 4) (see field notes of even date herewith);

Thence across said 111.775 acre tract and along the northwesterly line of said Tract 4, South 54 degrees 53 minutes 05 seconds West, at a distance of 1994.64 feet pass a set ½" iron rod with yellow cap stamped "Haney 6082" for reference, continue a total distance of 2014.64 feet to the most westerly corner of said Tract 4, being near the centerline of County Road 1504;

Thence along the southwesterly line of said 111.775 acre tract and along the centerline of County Road 1504, North 39 degrees 34 minutes 40 seconds West, a distance of 117.26 feet to an angle point in said southwesterly line, also being the North corner of a 36.47 acre tract according to the deed recorded in County Clerk Doc. No. 2013-000182 OPRVZCT, a found ½" iron for reference bears South 43 degrees 45 minutes 14 seconds West, a distance of 18.94 feet;

Thence continue along the southwesterly line of said 111.775 acre tract and along the centerline of County Road 1504, North 39 degrees 41 minutes 57 seconds West, a distance of 413.72 feet to the **POINT OF BEGINNING** and containing 24.625 acres of land of which 0.24 acres lies within County Road 1504, leaving a net 24.385 acres of land.

I, ROBERT E. HANEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6082, OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THESE FIELD NOTES ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND BY MYSELF.

WITNESSED BY MY HAND AND SEAL THIS THE 25th DAY OF MARCH, 2022.

Robert E. Haney

ROBERT E. HANEY, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6082

See plat of even date herewith.

